

## Single residential property located in the Melbourne metropolitan area

Sections 47AF of the *Estate Agents Act 1980*

### Property offered for sale

Address 52 Crepe Avenue, Cranbourne West VIC 3977

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

range between \$500,000 & \$550,000

### Median sale price

Median price \$500,000 House ☒ Suburb Cranbourne West

Period - From Feb 2017 to Jan 2018 Source CoreLogic

### Comparable property sales

These are the three properties sold within two kilometres of the property for sale in the last six months that the estate agent or agent's representative considers to be most comparable to the property for sale.

Address of comparable property	Price	Date of sale
53 Crepe Avenue, Cranbourne West VIC 3977	\$560,000	12/02/2018
32 Merritt Avenue, Cranbourne West VIC 3977	\$530,000	21/02/2018
5 Bayley Place, Cranbourne West VIC 3977	\$530,000	08/11/2017